

GIS REGISTRY INFORMATION

SITE NAME:	Knoll's Bar			FID #	
BRRTS #:	03-37-306964			(if appropriate):	
COMMERCE # (if appropriate):	54484-9657-07				
CLOSURE DATE:	September 12, 2003				
STREET ADDRESS:	807 N Weber				
CITY:	Stratford				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		X =	513717	Y =	481738
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
CONTAMINATION IN RIGHT OF WAY:		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481-
TDD #: (608) 264-8777
Fax #: (715) 345-5269
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

September 12, 2003

Mary Ellen Knoll
420 West Fir Street, Apt. 114
Stratford, WI 54484

RE: **Final Closure**

Commerce # 54484-9657-07 **WDNR BRRTS # 03-37-306964**
Knoll's Bar, 807 N Weber, Stratford

Dear Ms. Knoll:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable State and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (715) 342-3802.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dee Zoellner'. The signature is fluid and cursive, with the first name 'Dee' written in a smaller, more compact script than the last name 'Zoellner'.

Dee Zoellner
Hydrogeologist
Site Review Section

cc: Krista Krenz, ENVIROGEN INC
Case File



850 Hwy 153, Suite F
Mosinee, WI 54455

Tel: 715/693-1750
Fax: 715/693-1766
www.envirogen.com

July 28, 2003

RECEIVED

AUG 1 1 2003

Ms. Dee Zoellner
Wisconsin Department of Commerce
2715 Post Road
Stevens Point, Wisconsin 54481

ERS DIVISION
STEVENS POINT

**Re: GIS Registry of Contaminated Sites for Soil and Groundwater
Knoll's Bar Site, 807 N. Weber Avenue, Stratford
Envirogen Project No. P020088
WDNR ID No. 03-37-306964
PECFA Claim No. 54484-9657-07**

Dear Ms. Zoellner:

Enclosed please find the information necessary to place the Knoll's Bar site in Stratford, Wisconsin on the GIS Registry of Contaminated Sites for soil and groundwater. Payment in the amount of \$450.00 has been made to the Wisconsin Department of Natural Resources for fees associated with registering the site.

The geographic position, in WTM91 coordinates, for the contaminated property is 513717, 481738. The parcel identification numbers for the site are 37-182-4-2703-241-9984 and 37-182-4-2703-241-9978.

If you have any questions or require any additional information regarding this matter, please contact me at (715) 693-1750.

Sincerely,
ENVIROGEN, INC.

A handwritten signature in cursive script that reads 'Krista F. Krenz'.

Krista F. Krenz
Environmental Specialist

Enclosures

cc(w/enc): Mrs. Mary Ellen Knoll, 420 West Fir Street Apartment 114, Stratford, WI 54484
Atty. Alan Billings, Wynia & Billings, South Central Avenue, Marshfield, WI 54494

DOCUMENT NO.

WARRANTY DEED

Mary Ellen Knoll, a single person, Grantor, conveys and warrants to Victory Biker Bar, LLC, a Wisconsin limited liability company, Grantee, the following described real estate in Marathon County, State of Wisconsin.

1312380
KNOLL/VICTORY BIKER BAR LLC
REGISTER'S OFFICE
MARATHON COUNTY, WI
FEB 21 2003 11:05 AM

Michael J. Sydow
REGISTER

① The South 170 feet of the East 230 feet of the N1/2 of the S1/2 of the SE1/4 of the NE1/4 of Section 24, Township 27 North, Range 3 East, in the Village of Stratford, Marathon County, Wisconsin; excepting any part thereof used for highway purposes; and subject to easements of record. AND The South 20 rods of the SE1/4 of the NE1/4 of Section 24, Township 27 North, Range 3 East, in the Village of Stratford; excepting that part of said South 20 rods described in Certified Survey Map No. 2639 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Vol. 10 of Certified Survey Maps on page 112; and excepting the South 150 feet of the East 475 feet thereof; also excepting Outlot 1 of Certified Survey Map No. 8318 recorded in said Register's office in Vol. 32 of Certified Survey Maps on page 86; and excepting Outlots A and B of Certified Survey Map No. 9805 recorded in said Register's office in Vol. 40 of Certified Survey Maps on page 28; further excepting the South 33 feet thereof; also excepting any part thereof used for highway purposes; and subject to easements of record.

This is homestead property.

Exception to warranties: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated this 7th day of February, 2003.

(SEAL)

(SEAL)

Mary Ellen Knoll
Mary Ellen Knoll

(SEAL)

(SEAL)

AUTHENTICATION

Signature authenticated this _____ day of February, 2003.

Alan L. Billings

TITLE: MEMBER STATE BAR OF WISCONSIN
THIS INSTRUMENT WAS DRAFTED BY:
ALAN L. BILLINGS
WYNIA & BILLINGS, S.C.
248 S CENTRAL AVE.
MARSHFIELD, WI 54449

ACKNOWLEDGMENT

STATE OF WISCONSIN

MARATHON COUNTY
Personally came before me this 7th day of February, 2003, the above named Mary Ellen Knoll to me known to be the person who executed the foregoing instrument, and she acknowledged the same.

Dana Schoonover
Dana Schoonover
Marathon County, Wisconsin
My commission expires: 4-23-06
F:\ZR\knoll.deed.wpd

Return to:
SWID LAW OFFICES, LLC
415 ORBITING DRIVE - SUITE A
MOSINEE, WI 54455

① 37-182-4-2703-241-9984 &
Pin Number ~~9978~~

TRANSFER ② 182-4-2703-241-9978
\$285.00
FEE

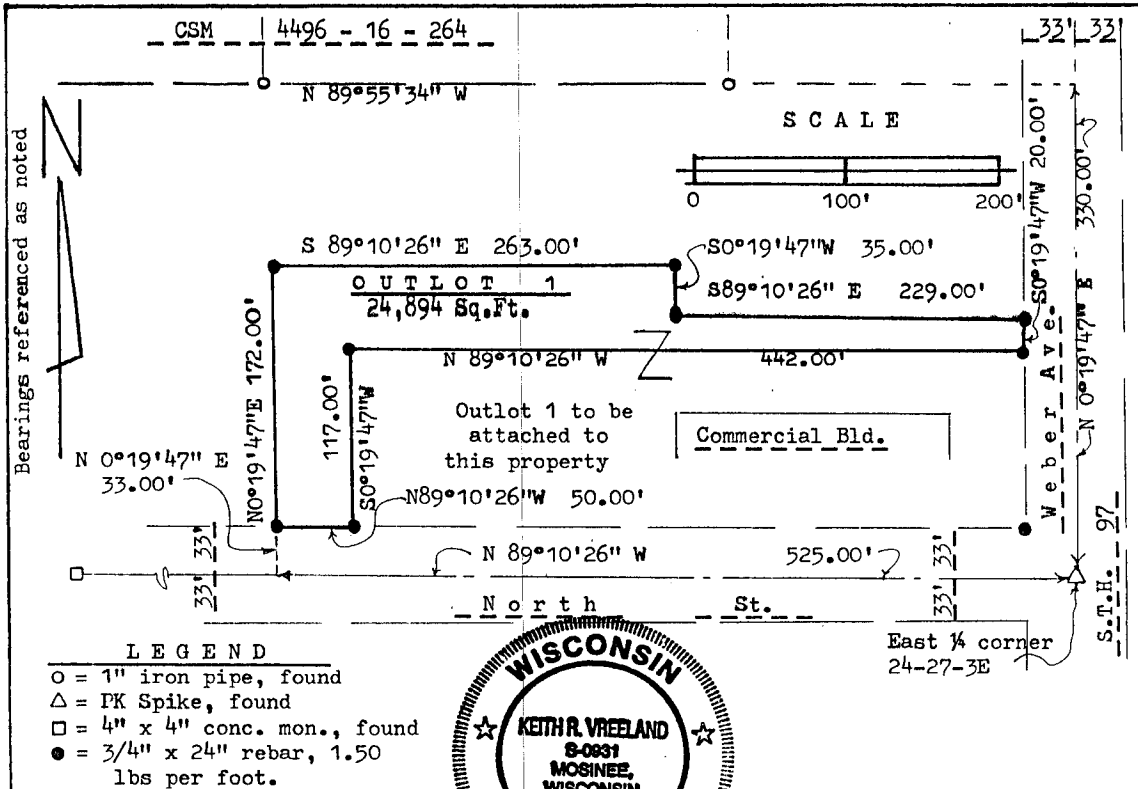
1312380

37.182.4.2703.241.9986

8318

1038049
BILL DAHLKE 8318

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____ VOL. 32 PAGE 86
 located in SE¼ NE¼, Section 24, T 27 N, R 3 E, Village of Stratford
 Prepared By Vreeland Assoc., P.O. Box 41, Mosinee, WI 54455
 Phone 715/693-3979

**SURVEYORS CERTIFICATE**

I, Keith R. Vreeland, Registered Professional Land Surveyor, do hereby certify that at the direction of Bill Dahlke, I surveyed and mapped the described property and that the map is true and correct and that I have complied with Chapter 236.34 of the Wisconsin Statutes and the Ordinances of the Village of Stratford, all to the best of my knowledge and belief.

Keith R. Vreeland
 Keith R. Vreeland S 0931 10-19-94
 Tim G. Vreeland, Crew Chief

DESCRIPTION

Part of the SE¼ NE¼, Section 24, T 27 N, R 3 E, Village of Stratford, Marathon County, Wisconsin, to wit: Commencing at the East Quarter corner of said Section 24; N 89°10'26" W along the centerline of North Street and the south line of said SE¼ NE¼, 525.00 feet; N 0°19'47" E 33.00 feet to the point of beginning; N 0°19'47" E 172.00 feet; S 89°10'26" E 263.00 feet; S 0°19'47" W 35.00 feet; S 89°10'26" E 229.00 feet; S 0°19'47" W 20.00 feet; N 89°10'26" W 442.00 feet; S 0°19'47" W 117.00 feet; N 89°10'26" W 50.00 feet to the point of beginning.

VILLAGE OF STRATFORD

Approved for recording by Jerry Frodl, Department of Public Works.

Date 10/24/94

Jerry Frodl
 Jerry Frodl

This Instrument Was Drafted by Keith R. Vreeland

182.4.2703.241.9986

9805

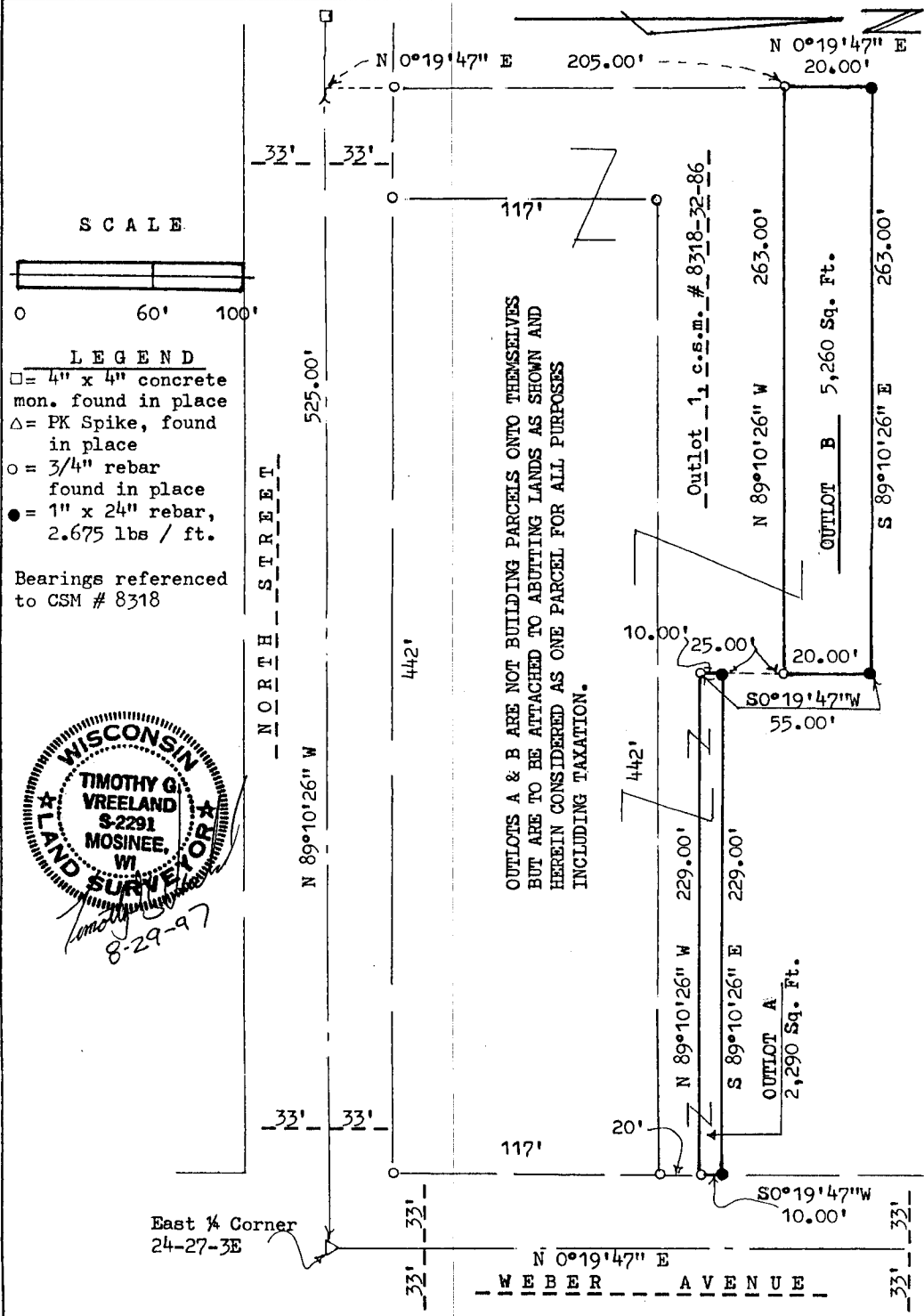
11116-40
WILLIAM DAHLKE 9805

CERTIFIED SURVEY MAP

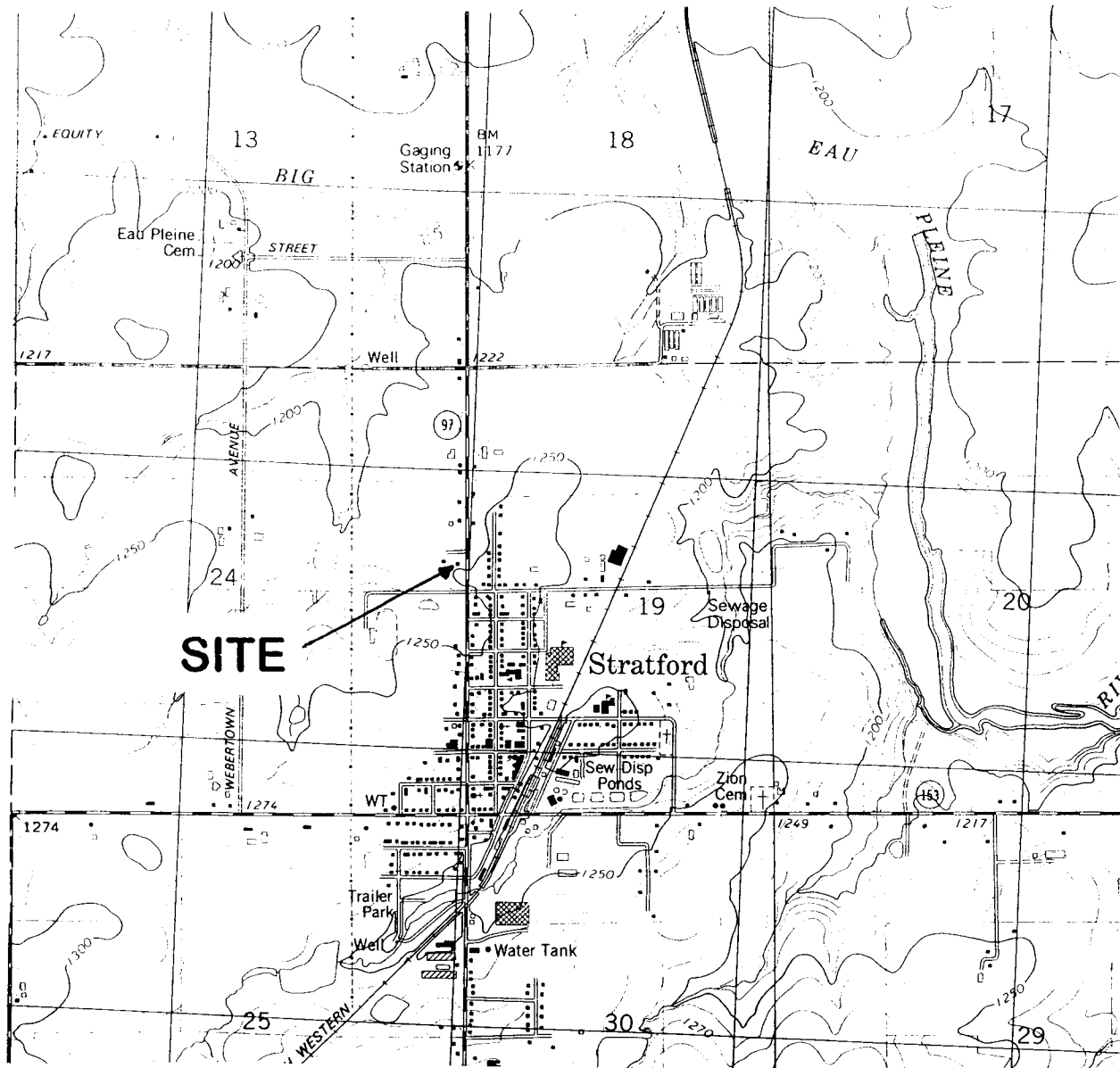
MARATHON COUNTY NO. 9805 VOL. 40 PAGE 28
located in SE 1/4 NE 1/4, SECTION 24, T 27 N, R 3 E, VILLAGE OF STRATFORD

Prepared By Vreeland Assoc., P.O. Box 41, Mosinee, WI 54455

Phone: 715/693-3979

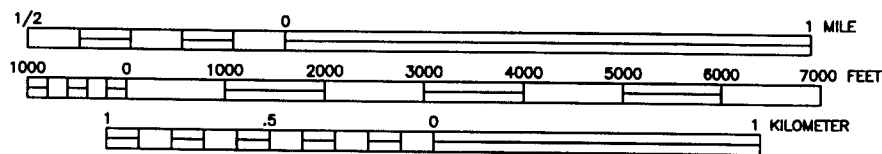


SEE REVERSE SIDE



(USGS 1981)
STRATFORD QUADRANGLE

SCALE
1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

850 Hwy 153 Suite F
Mosinee, Wisconsin 54455

SITE LOCATION MAP

KNOLL'S BAR SITE
STRATFORD, WISCONSIN

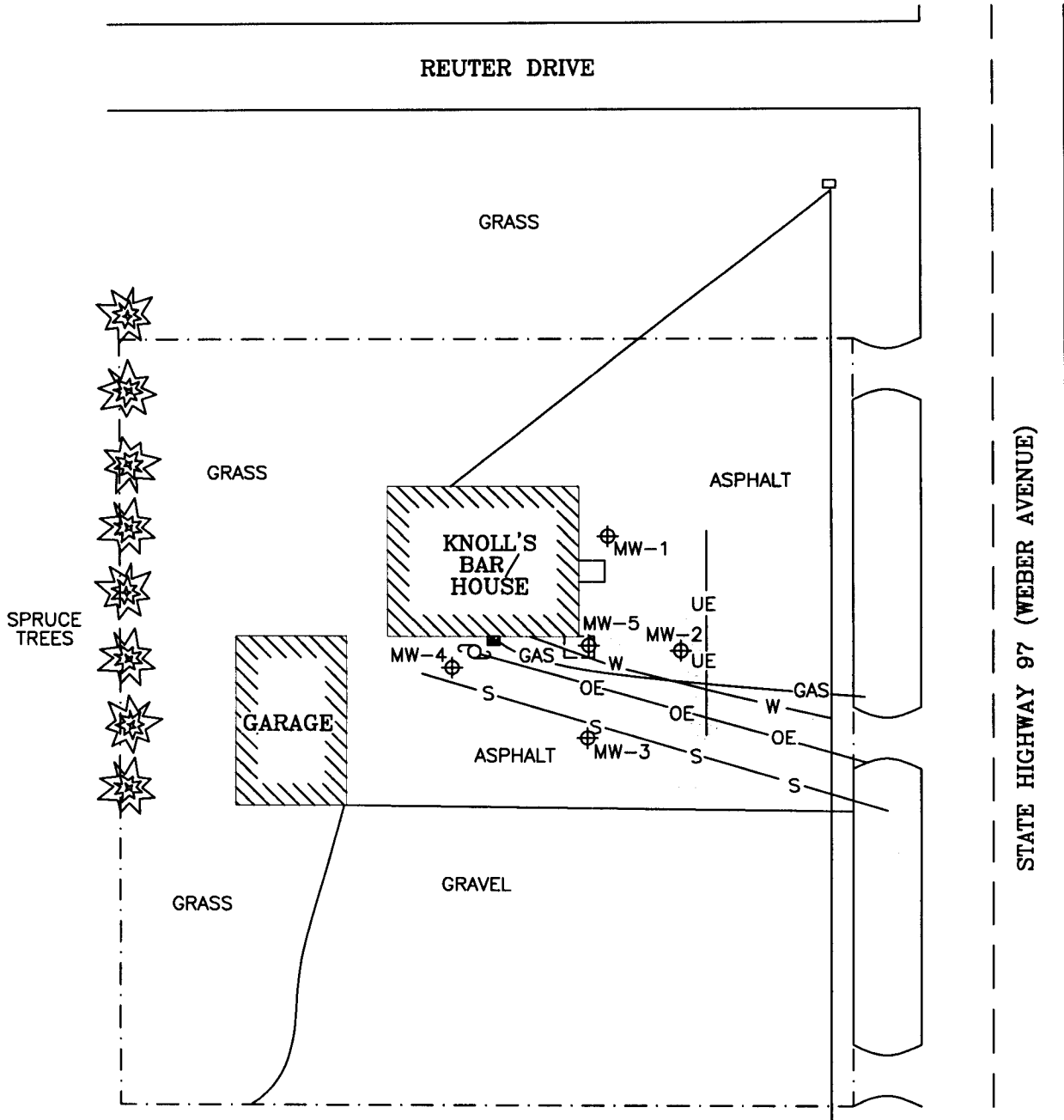
FIGURE NO.

1

DRAWING NO.	02.0881	DRAWN BY:	KFK	CHECKED BY:	KL	APPROVED BY:	WU	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE
-------------	---------	-----------	-----	-------------	----	--------------	----	------------	----------	------	----------	------

LEGEND

- — — APPROXIMATE PROPERTY BOUNDARY
- ⊕ MONITORING WELL LOCATION
- FORMER UST BASIN
- W — UNDERGROUND WATER LINE
- GAS — UNDERGROUND GAS
- OE — OVERHEAD ELECTRIC
- S — SEWER LATERAL
- UE — UNDERGROUND ELECTRIC
- GAS METER

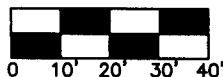


ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

850 Hwy 153 Suite F
Mosinee, Wisconsin 54455

SCALE



SITE PLAN VIEW/
MONITORING WELL CONFIGURATION
KNOLL'S BAR SITE
STRATFORD, WISCONSIN

FIGURE NO.

2

ENGINEER	DATE
ENGINEER	DATE
APPROVED BY:	
CHECKED BY:	
KFK	06/25/03
DRAWN BY:	
02.088.102	
DRAWING NO.	

TABLE 2

Groundwater Elevation Data and Laboratory Analytical Results
Knoll's Bar Site
Stratford, Wisconsin

Sample Date	Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	Naphthalene	Dissolved Lead	GRO	Water Level
TMW-1 Top of Well Screen: NS Length of Well Screen: 5 feet										
10/01/02	50	130	430	860	320	<4.3	62	NA	3,500	NS
MW-1 Top of Well Screen: 85.02 feet Length of Well Screen: 15 feet										
12/5/02	<0.25	<0.53	<0.84	<1.8	<1.3	<0.87	<0.63	14	<50	87.71
3/17/03	<0.45	<0.82	<0.68	<2.5	<1.9	<0.43	NA	1.0 ⁽¹⁾	<50	84.49
MW-2 Top of Well Screen: 84.65 feet Length of Well Screen: 15 feet										
12/5/02	<0.25	<0.53	<0.84	<1.8	<1.3	<0.87	1.1	21	<50	89.64
3/17/03	<0.45	<0.82	<0.68	<2.5	<1.9	<0.43	NA	0.30 ⁽¹⁾	<50	83.76
MW-3 Top of Well Screen: 83.60 feet Length of Well Screen: 15 feet										
12/5/02	<0.25	<0.53	<0.84	<1.8	<1.3	<0.87	<0.63	2.1	<50	89.39
3/17/03	<0.45	<0.82	<0.68	<2.5	<1.9	<0.43	NA	0.25 ⁽¹⁾	<50	82.94
MW-4 Top of Well Screen: 87.14 feet Length of Well Screen: 15 feet										
12/5/02	<0.25	<0.53	<0.84	<1.8	<1.3	<0.87	<0.63	1.8	<50	87.22
3/17/03	<0.45	<0.82	<0.68	<2.5	<1.9	<0.43	NA	0.31 ⁽¹⁾	<50	82.93
MW-5 Top of Well Screen: 89.20 feet Length of Well Screen: 15 feet										
12/5/02	<0.25	<0.53	<0.84	<1.8	<1.3	<0.87	<0.63	4.0	<50	87.25
3/17/03	<0.45	<0.82	<0.68	<2.5	<1.9	<0.43	NA	0.24 ⁽¹⁾	<50	84.16
NR 140 PAL	0.50	140	200	1,000	96	12	8.0	1.5	NS	---
NR 140 ES	5.0	700	1,000	10,000	480	60	40	15	NS	---

Notes:

All results are reported in ug/L unless otherwise noted

(1): Analyte was detected in the method blank at a concentration of -0.57 ug/L.

TMB: Trimethylbenzene MTBE: Methyl t-butyl ether NM: Not measured NS: No standard/not surveyed

NI: Not installed NA: Not analyzed

TABLE 1
Soil Sample Laboratory Analytical Results
Knoll's Bar Site
Stratford, Wisconsin

Sample	Depth (feet bls)	Date	Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	1,2-DCA	Total Lead	GRO (mg/kg)
#1	6	04/09/02	NA	NA	NA	NA	NA	NA	NA	NA	71
#2	6	04/09/02	NA	NA	NA	NA	NA	NA	NA	NA	1,100
GP-1	2-4	10/01/02	<25	<25	<25	<50	<50	<25	<25	20	5.9 ⁽¹⁾
	6-8	10/01/02	810	6,900	14,000	50,000	27,500	<100	NA	8.0	470
	10-12	10/01/02	<25	180	220	1,130	830	<25	NA	28	11
GP-2	2-4	10/01/02	<25	<25	<25	<50	<50	<25	<25	11	3.1 ⁽²⁾
	10-12	10/01/02	<25	<25	<25	<50	<50	<25	NA	12	<2.8
GP-3	2-4	10/01/02	<25	<25	<25	<50	<50	<25	<25	9.5	3.7 ⁽²⁾
	10-12	10/01/02	<25	<25	<25	<50	<50	<25	NA	6.8	<2.9
GP-4	2-4	10/01/02	<25	<25	<25	<50	<50	<25	<25	11	3.4 ⁽²⁾
	10-12	10/01/02	<25	<25	<25	<50	<50	<25	NA	5.9	<2.9
GP-5	2-4	10/01/02	<25	<25	<25	<50	<50	<25	<25	9.0	3.5 ⁽²⁾
	10-12	10/01/02	<25	<25	<25	<50	<50	<25	NA	4.8	<2.9
NR 720.09 RCLs			5.5	2,900	1,500	4,100	NS	NS	4.9	50	100
NR 746.06 Table 1 (Free Product Indicator)			8,500	4,600	38,000	42,000	94,000	---	600	---	---
NR 746.06 Table 2 (Direct Contact Standard)			1,100	---	---	---	---	---	540	---	---

Notes:

All results are reported in ug/kg unless noted otherwise.

(1): Approximately 4.2 mg/kg of GRO value is due to the addition of 8260 surrogate standards.

(2): Approximately 3.4 mg/kg of GRO value is due to the addition of 8260 surrogate standards.

bls: Below land surface

NS: No standard

TMB: Trimethylbenzene

NA: Not analyzed

GRO: Gasoline range organics

MTBE: Methyl t-butyl ether

DCA: Dichloroethane

LEGEND

--- APPROXIMATE PROPERTY BOUNDARY

□ FORMER UST BASIN

⊕ MONITORING WELL LOCATION

() GROUNDWATER ELEVATION IN FEET
RELATIVE TO AN ONSITE DATUM

[] GROUNDWATER BENZENE CONCENTRATION IN ppb

84.00 ISOELEVATION CONTOUR

0.5 ISOCONCENTRATION CONTOUR



REUTER DRIVE

GRASS

GROUNDWATER
FLOW
DIRECTION

ASPHALT

84.00
83.00

KNOLL'S
BAR/
HOUSE

MW-1
(84.49)

MW-2
(83.76)

MW-5
(84.16)

MW-4
(82.93)

MW-3
(82.94)

TMW-1
[50]

GARAGE

ASPHALT

GRAVEL

GRASS

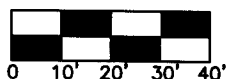
STATE HIGHWAY 97 (WEBER AVENUE)

SPRUCE
TREES

NOTE:

HYDRAULIC GRADIENT
(dh/dl) = 0.03 ft/ft

SCALE



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

850 Hwy 153 Suite F
Mosinee, Wisconsin 54455

GROUNDWATER BENZENE DISTRIBUTION (10/01/02) AND
INTERPRETED POTENTIOMETRIC SURFACE (03/17/03)

KNOLL'S BAR SITE
STRATFORD, WISCONSIN

FIGURE NO.

4

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
KFK	06/25/03
DRAWN BY:	
DRAWING NO.	02.088.104

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- GEOPROBE BORING LOCATION
- FORMER UST BASIN
- () SOIL ETHYLBENZENE CONCENTRATOIN IN mg/kg
- [] SOIL XYLENES CONCENTRATION IN mg/kg
- NR 746.06 TABLE 1 EXCEEDANCE ISOCONCENTRATION CONTOUR FOR ETHYLBENZENE AND XYLENES



REUTER DRIVE

GRASS

GRASS

ASPHALT

KNOLL'S
BAR/
HOUSE

• GP-2
(<0.025)
[<0.05]

• GP-5
(<0.025)
[<0.05]

• GP-1
(6.9)
[50]

• GP-3
(<0.025)
[<0.05]

• GP-4
(<0.025)
[<0.05]

GARAGE

ASPHALT

GRAVEL

GRASS

SPRUCE
TREES

GRASS

GRASS

STATE HIGHWAY 97 (WEBER AVENUE)

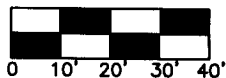


ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

850 Hwy 153 Suite F
Mosinee, Wisconsin 54455

SCALE

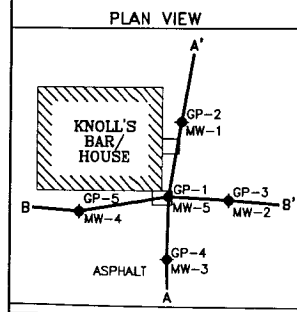


SOIL ETHYLBENZENE AND
XYLENES DISTRIBUTION
KNOLL'S BAR SITE
STRATFORD, WISCONSIN

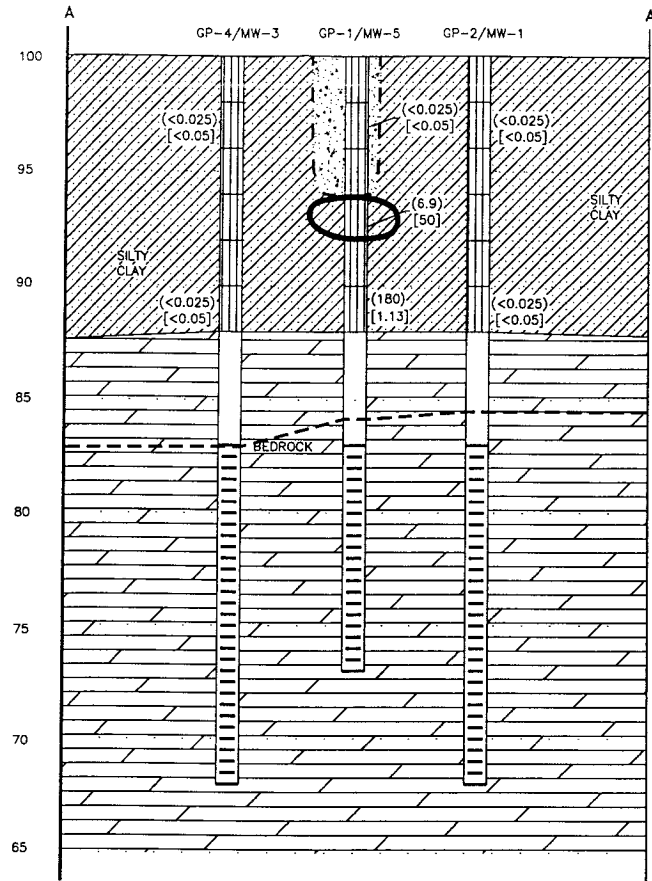
FIGURE NO.

3

DRAWING NO.	02.088.103	DRAWN BY:	KFK	OG/25/03	CHECKED BY:	APPROVED BY:	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE
-------------	------------	-----------	-----	----------	-------------	--------------	------------	----------	------	----------	------



- LEGEND
- SAMPLE INTERVAL
 - SCREENED INTERVAL
 - FORMER UST BASIN
 - GROUNDWATER ELEVATION ON 03/17/03
 - SOIL ETHYLBENZENE CONCENTRATION IN mg/kg
 - SOIL XYLENES CONCENTRATION IN mg/kg
 - NR 746.06 TABLE 1 EXCEEDANCE
 - ISOCONCENTRATION CONTOUR FOR ETHYLBENZENE AND XYLENES

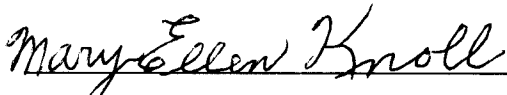


SOIL ETHYLBENZENE AND XYLENES DISTRIBUTION	FIGURE NO.
CROSS-SECTION A-A'	5
KNOLL'S BAR SITE	
STRATFORD, WISCONSIN	

DRAWING NO.	020088.105
DRAWN BY:	KFK
CHECKED BY:	07/08/03
APPROVED BY:	
REVISIONS:	
ENGINEER:	
DATE:	
ENGINEER:	
DATE:	
ENGINEER:	
DATE:	

July 16, 2003

I, Mary Ellen Knoll, assure that all information submitted for the legal description of the property located at 807 N. Weber Avenue in Stratford, Wisconsin is accurate and correct to the best of my knowledge.



Mary Ellen Knoll
Responsible Party